

CURRENT RENTAL AGREEMENT

THIS AGREEMENT supersedes all other rental agreements between the parties. THIS AGREEMENT is made and entered into 2018, by Remkin Inc., a Utah corporation, with an address of 1240 East 100 South #2, St. George, Utah, as LESSOR_ and Red Rock Center of Independence (a Utah Corporation_, with an address of 168 North 100 East #101, St George, Utah as LESSEE.

Lessee hereby rents to Lessee, and Lessee hereby rents from Lessor those certain premises known and described as 168 North 100 East, Suite # 101, St. George, Utah, commencing on the July 1, 2018 for a period of 60 months at a base rental rate of \$ 5090.00 per month, due and payable on the first day of each month. The rental adjustment will increase at a rate of 2% each year, or greater based on the Washington County, Utah CPI rates as determined by the NAI research annual report. Beginning July 1, 2019 and each month thereafter, Lessee also agrees to pay a monthly prorated portion of CAM and building utilities (estimated by calculating the monthly cost per square foot for the prior 12 months) which are to be billed separately each month as described in paragraph 15.

LESSEE AGREES to pay a cleaning, damage and security deposit in the amount of \$ -0-. Also see Paragraph #6.

IT IS FURTHER MUTUALLY AGREED between the parties as follows:

1. The Premises shall be occupied as a Independent Living Center business office.
2. The Premises shall be occupied by no more than 15 workers plus customers. Lessee shall not permit to be kept in or on said premises any dog, cat, parrot, or other bird or animal.
3. Lessee shall not violate any city ordinance or state law in or about the Premises.
4. Lessee shall not sublet the Premises, or any part thereof, or assign this Agreement without Lessor's written consent.
5. Any failure by Lessee to pay rent or other charges promptly when due, or to comply with any other term or condition hereof, shall at the option of Lessor forthwith terminate this tenancy.
6. Lessee has inspected, or had an opportunity to inspect, the Premises and agrees to accept the same "as is". Lessee shall keep and maintain the Premises in a clean condition at all times, and on the termination of the tenancy shall surrender the Premises to Lessor in as good condition as when received, ordinary wear and damage by the elements excepted.
7. This Agreement constitutes the entire understanding and agreement of Lessor and Lessee with respect to the subject matter hereof. No representations, inducements, promises or agreements, oral or written, have been made by Lessor or Lessee which are not contained herein, and any prior letters of intent, agreements, promises, negotiations, or representations not expressly set forth in this Agreement are of no force or effect. This Agreement may not be altered, changed or amended except by an instrument in writing signed by both parties hereto. Unless written notice is given by either party at the end of the term of this Agreement, the tenancy will be converted to a month-to-month rental agreement with all other sections continuing as is, in this Agreement.
8. If Lessee fails to give 30 days' written notice herein required of its intention to terminate this tenancy, Lessee shall be liable for another 3 Months. If Lessee abandons, or attempts to abandon the Premises or remove its property from the Premises for the purpose of abandoning the Premises, the rental for such additional months shall, at the option of Lessor, become immediately due and payable and any of Lessee's personal property in the leased space shall become collateral held by Lessor for final settlement.
9. Failure by Lessor to exercise any of its rights arising under this Agreement shall not be considered a waiver of any right or condition thereof.
10. In the event that collection action is instituted to collect any of the moneys due under this Agreement or for damage to the Premises, Lessee will pay such additional sum for collection costs, attorney's fees, court costs, and costs of reletting the Premises, plus interest on the foregoing sums of 18 percent per annum, compounded monthly.
11. Lessor reserves the right to itself or its agent to enter the Premises at reasonable times to inspect them, or to show them to prospective buyers or tenants or for any lawful purpose.

12. Lessor shall not be liable or responsible in any way for loss of or damage to any article belonging to Lessee located in the Premises, or other premises under control of Lessor. No right of storage is given by this Agreement. Lessor is not liable for non-delivery of messages.
13. Lessor shall not be liable, and this Agreement shall not be terminated, for an interruption of or interference with services or accommodations due to Lessee, caused by strike, riot, orders, or acts of public authorities, acts of other tenants, accident, or the making of necessary repairs to the building of which the Premises are a part.
14. Lessee shall not make any repairs or improvements to the building without prior written approval of Lessor.
15. Lessee shall pay for all self-contracted services and related repairman service including but not limited to telephone service, cable and /or internet service provided to the Premises. The Lessee shall also pay for a percentage prorated portion of CAM and building utility charges (as indicated in the second paragraph above). The average CAM and Building Utilities may be estimated on a yearly basis and billed separately each month.
16. Nothing contained in this Agreement shall be construed as waiving any of Lessor's rights under the laws of the State of Utah.
17. A late charge of \$25 plus 1% of the monthly rental rate will be assessed if rent is not received by the 5th of the month.
18. No smoking shall be permitted inside or within 25 feet of such premises.
19. Occupancy of the space is varied times and Lessee and its employees and guests will be considerate of the other tenants in the building, treating it as professional office space with quiet enjoyment for all occupants. Tenants and visitors may come or go at any time but for the security of the building and the other tenants the building doors must be locked after hours, meeting visitors at the doors if needed. It is agreed that any tenant entering or leaving the building outside of normal business hours will unlock or lock the applicable exterior doors. The doors should be unlocked during normal business hours which are 8 AM to 6 PM Monday thru Friday. The doors are to be kept locked before and after business hours and on holidays and weekends.
20. Lessee is allowed to use the sign holders located on the first or second floor as applicable to put their business name using the same font as others on the holders.
21. This Agreement and all amounts owing hereunder are personally guaranteed by _____ of Lessee ("Guarantor").

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

LESSOR:

Remkin, Inc.
a Utah corporation

By: X _____
Name: Nick Lang
Title: President

Lessee information

Email address _____
Mobile phone: _____
Other phone: _____
Social Sec number: _____
Driver's License number: Ut. _____

(copy of current drivers license & Social Security Number are attached)

LESSEE:

an Owner or as a Utah DBA/LLC /INC

By: X _____
Name: _____
Title: Owner/ Officer of the DBA/LLC/INC

GUARANTOR:

X _____
NAME: _____